

CITY COUNCIL MEETING

Tuesday, April 13, 2010

Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order by Mayor Thomas Armstrong on Tuesday, April 13, 2010 at 5:30 P.M. at the Grimes City Hall.

Roll Call: Present: Evans, Shatava, Tapper, Patterson, Altringer

GENERAL AGENDA ITEMS.

APPROVAL OF THE AGENDA

Moved by Altringer, Seconded Patterson; the agenda shall be approved with the removal of item G from the Consent Agenda to the Public Agenda Items.

Roll Call: Ayes: All Nays: None. Motion passes: 5-0.

APPROVAL OF CONSENT AGENDA

A. Minutes from the February March 23, 2010 B. Write off of Utility Account for Mid Iowa Gymnastics for duplicate accounts \$41.10. C. Pay Request #4 to Central Iowa Mechanical for the Grimes Community HVAC Renovation in the amount of \$935.55 D. Request to write off remaining EMS Charges in the amount of \$95. E. Approval of Concrete Saw, Jumping Jack, and Diamond Blade in the amount of 13,845.00 from Logan Contractors Supply to be paid out of 2010 Budget with July 1, 2010 payment. F. Outdoor Alcohol License for Fat Boyz Saloon 5/14, 5/28, 6/11, 6/25, 7/19, 7/23, 8/23, 8/27, 9/10 G. Funtastic Days Activities H. Sidewalk for Grimes Community Complex Award to Sauerman Trucking in the amount of \$4,000 I. Development Agreement for Gateway Drive Extension J. Task Order #47 for Grimes Business Park RISE – Gateway Drive Ext. & Hwy 141/SE 11th Signals L. Claims date April 13, 2010 in the amount of \$324,994.62.

Moved by Altringer, Seconded by Patterson; the consent agenda shall be approved.

Roll Call: Ayes: All Nays: None. Motion passes: 5-0.

Mar-10

Funds	Beg Balance	Receipts	Expenses	Ending Balance
General Fund	1,947,262.30	265,762.82	276,184.13	1,936,840.99
Special Revenue Fund	1,316,518.60	93,982.97	9,114.95	1,401,386.62
Debt Service	1,830,271.31	34,232.85	0.00	1,864,504.16
Capital Improvements	4,791,487.97	30,601.60	261,720.47	4,560,369.10
Enterprise Fund	3,216,432.15	284,334.87	116,240.08	3,384,526.94
Total	13,101,972.33	708,915.11	663,259.63	13,147,627.81

FIRE CHIEF REPORT

Fire Chief Krohse was present to update the Council. Chief Krohse advised that he had received an email stating that he would probably be denied grant money for the application he had submitted recently on behalf of the Grimes Fire Department. He advised that the month of March they had 37 calls. Council Member Shatava stated that at the first Public Health and Safety Board Chief Krohse had talked about the disaster response plan. He stated that he would like to see a copy of the plan given to each Council Member and have workshop on this plan in the near future.

PATROL REPORT

Deputy Ballinger of the Polk County Sheriff's Department addressed the Council. He stated that he felt the first meeting of the Public Health and Safety Board was very beneficial.

PUBLIC AGENDA ITEMS AND COUNCIL ACTIONS

1. Public Hearing on Lease of Plow Truck to Lowest Bid and Award of Lease Proposal to CalFirst

Mayor Armstrong opened the Public Hearing at 5:40 p.m. There being no oral or written communication, Mayor Armstrong closed the Public Hearing at 5:41 p.m.

Public Works Director, Joe McAreavy stated this was a 2011 model plow truck. City Administrator Kelley Brown stated that the money for the plow truck would come from Road Use Tax and not General Fund money from next year's budget. Council Member Altringer asked if the truck needed to be ordered now or could wait until closer to winter. City Administrator Brown stated that the truck would not be ready to be delivered until late this fall.

Moved by Shatava, Seconded by Tapper; the 5 year lease proposal from CalFirst for a plow truck shall be approved.

Roll Call: Ayes: All Nays: None. Motion passes: 5-0.

2. Caymus Park Preliminary Plat –

Erin Ollendike of Civil Design Advantage, LLC was present on behalf of Caymus Park Holdings, LLC. Ollendike stated that this preliminary plat was for a site consisting of 22.9 acres all multi-family zoned R3 and R4 District. This is a proposal of 100 townhomes and three apartment lots, which would hold a 36-unit building in each lot. Ollendike stated that when this plan was submitted to Planning and Zoning there were some concerns over if there was enough parking on street. She stated that this is a 26 feet wide street and that on street parking would be allowed on one side of the street creating 39 parking spaces along with each townhome having two parking spaces in the garage and two outside of each unit. She added that sidewalk is being proposed on both side of the street and a trail, which would be installed at a later date when other trails in the area are stubbed to this property. She stated that public water and sanitary sewer would be provided to this development. Storm sewer will be private and there will be five dry bottom detention ponds. Ollendike stated that they have received a comment letter from Fox Engineering and agree with it. She stated they have provided an autoturn analysis to Fox Engineering, which has been forwarded on to the Fire Chief for review. Ollendike advised that in regard to parkland it would be handled in one of two ways. They would work with the City to offer a monetary donation or offer a quarter acre of land plus some improvements to meet requirements towards a park. City Engineer John Gade stated that this development would have photocell lights on all garages and that a street light plan had been forwarded on to Mid American for this area. Gade stated that Chief Krohse had some concerns with some of the parking stalls in regards to the autoturn analysis. Ollendike stated that the original plan stated that there would be 41 on street parking spaces but after the autoturn analysis was done they felt some of them might need to be taken out to allow for emergency vehicles which would reduce the parking stalls to 39. She advised that signs could be put in place that would state "no parking from here to the corner". Gade stated that everything was in place for storm water management at this stage and who will maintain it will be addressed during the final plat. Gade repeated that the trail would be put in at a later date and the options with the park land dedication. Mayor Armstrong asked what the parkland is worth. Ollendike stated that the requirement for parkland is 1.43 acres and usually land value would be \$25,000 per acre. Council Member Evans stated that during the Planning

and Zoning meeting was discussed how important it would be to have this parkland available for this area. Council Member Shatava stated his concerns over emergency vehicles in this area with the on-street parking. Fire Chief Krohse cited several areas on the plan that he had addressed with no parking and they would have to be enforced. Council Member Shatava asked about trash storage and what age market they were addressing. Ollendike advised that she was unsure what the targeted market was going to be. Council Member Shatava addressed again his concerns with the amount of parking in this development. Council Member Altringer asked if Chief Krohse was comfortable with the parking and he stated that he was comfortable. Council Member Shatava asked about the naming of the streets and Ollendike advised that information would be provided during the final plat. Council Member Shatava stated to Ollendike that he hoped during the marketing of this property that potential residents would be advised that the City would not maintain the streets. Ollendike stated that she would pass this information on to the client. Moved by Evans, Seconded by Patterson; the Caymus Park Preliminary Plat shall be approved according to the March 31, 2010 comment letter from Fox Engineering. Council Member Patterson again raised concerns regarding emergency vehicles in this area. It was stated that after this area is built, if there are concerns the association could remove additional parking spaces. Roll Call: Ayes: All Nays: None. Motion passes: 5-0.

3. Caymus Park Plat 1 Site Plan

Erin Ollendike of Civil Design Advantage, LLC was present on behalf of Caymus Park Holdings, LLC for the Site Plan and had no further comments. City Engineer John Gade wanted it clarified in the motion that the developer would provide some type of bond or letter of credit for the installation of the bike trail and how we want to handle the park land dedication. Gade stated that in regard to the parking issue, if the developer does not lock that in, they would be in violation of their site plan. Council Member Evans clarified that it would not be in violation of their site plan if they were to delete some of the parking spaces and Gade stated that was correct. Moved by Tapper, Seconded by Patterson; the Caymus Park Plat 1 Site Plan with the inclusion of the remarks made by City Engineer Gade shall be approved. Roll Call: Ayes: All Nays: None. Motion passes: 5-0.

4. B-Bops Site Plan -

Erin Ollendike of Civil Design Advantage LLC and Clark Snyder of Simonson and Associates were present to address the B-Bops Site Plan. Ollendike stated that B-Bops would be in front of the new Walmart at 2170 E 1st Street in Grimes. The lot area is 1.24 acres and is in the Hwy 44 and Hwy 141 corridor and meets all requirements. Ollendike stated there are 23 parking stalls which meets and exceeds requirements.

Both 36 spaces for indoor and 44 out door seating will be provided. The building will be 1499 square feet. A new sidewalk will be placed on the left and south side of the building. Ollendike stated that water and sanitary sewer are provided to the site. Storm water detention and water quality requirements for the site will be provided by Wal-Mart. Ollendike stated that Planning and Zoning had concerns regarding the placement of dumpster and that has been addressed with screening. Clark Snyder of Simonson's & Associates addressed the Council with details on the building itself. He stated that this site is a duplicate of the Altoona B-Bop location. They anticipate having 25-30 staff at start up. 11 heavy-duty concrete tables will provide seating outside. Snyder stated that he is working with City staff regarding the monument sign. City Engineer Gade stated that they have addressed the two items brought up by the Planning and Zoning Board, which was the screening of the dumpsters and the addition of a bike rack. Snyder advised that there is some additional potential parking that is at this time green space. Mayor Armstrong asked for a time line on the building and Snyder advised that would be finished in August. Council Member Altringer asked if there was any fencing in the eating area. Snyder advised that there was no fencing in the area.

Moved by Patterson, Seconded by Shatava; the B-Bops Site plan shall be approved according to Planning and Zoning recommendations.

Roll Call: Ayes: All Nays: None. Motion passes: 5-0.

5. Chevalia Trace Preliminary Plat -

City Engineer Gade advised that this project was approved about 1 ½ years ago and has expired. Gate stated this is a R260 Development with 50 single homes next to Chevalia Development. He stated that there are two access points onto James Street with a cul-de-sac. The street widths are 29 feet wide with parking on one side of the street along with 4 feet sidewalks on each side of the roadway. A trail will be placed in the greenspace around the detention pond. Gade stated that they were to begin the first of three Phases of the development. The parkland dedication has already been taken care of as part of the original subdivision development. Gade stated that the developer wished to start work immediately and the only change to the original plans was the storm water detention to meet the new ordinance.

Moved by Evans, Seconded by Patterson; the one year renewal for Chevalia Trace Preliminary Plat shall be approved.

Roll Call: Ayes: All Nays: None. Motion passes: 5-0.

6.Set Public Hearing Date of May 11, 2010 and establish Bid Date of May 5, 2010 for the SE Gateway Drive Paving Project Special Assessment Project

City Engineer Gade stated that this project would be done with RISE Funding and would extend Gateway Drive and connect it to S E 19th Street Signals. He stated there would also be some water main and storm sewer extension in this area that will provide some water loop in the area. The second part of this project will be the installation of traffic signals and turn lane improvement at SE 11th and Hwy 44 Intersection. A traffic signal has been approved by the IDOT. The design that was approved by the IDOT includes some advance warning of the traffic lights. Gade stated that the second part of this is the Assessment to two property owners in this area. Council Member Shatava voiced concerns on whether the property owners were aware of the assessment. Gade advised that this was part of a development agreement with the City.

Moved by Patterson, Seconded by Tapper; the Public Hearing Date of May 11, 2010 and the bid date of May 5, 2010 for the SE Gateway Drive Paving Project Special Assessment Project shall be approved.

Roll Call: Ayes: All Nays: None. Motion passes: 5-0.

7.Resolution 04-0110 Preliminary Resolution Pursuant to Section 384.42 of the Iowa Code Covering the SE Gateway Drive Paving Project.

Moved by Altringer, Seconded by Tapper; the Resolution 04-110 Preliminary Resolution Pursuant to Section 384.42 of the Iowa Code Covering the SE Gateway Drive Paving Project shall be approved.

Roll Call: Ayes: All Nays: None. Motion passes: 5-0.

8. Resolution 04-0210 Resolution Approving and Adopting Preliminary Plans and Specifications, Estimate of Cost and Plat and Schedule for the SE Gateway Drive Paving Project. Moved by Patterson, Seconded by Evans; Resolution 04-0210 Resolution approving and adopting preliminary plans and specifications; estimate of cost and plat and schedule for the SE Gateway Drive Paving Project shall be approved.

Roll Call: Ayes: All Nays: None. Motion passes: 5-0.

9. Resolution 04-0310 Resolution of Necessity for the SE Gateway Drive Paving Project

Moved by Evans, Seconded by Patterson; Resolution 04-0310 Resolution of Necessity for the SE Gateway Drive Paving Project shall be approved.

Roll Call: Ayes: All Nays: None. Motion passes: 5-0.

10. Set Public Hearing Date of May 11, 2010 and establish a Bid Date of May 5, 2010 for the Grimes Business Park Rise Improvements Division II SE 11th and Hwy 141 and Division III SE Gateway Drive Improvements RM-3125 (608)-9D-77 Grimes, Iowa

Moved by Shatava, Seconded Tapper; the Public Hearing date of May 11, 2010 and the bid date of May 5, 2010 for the Grimes Business Park Rise Improvements Division II SE 11th and Hwy 141 Division III SE Gateway Drive Improvements shall be approved.

Roll Call: Ayes: All Nays: None. Motion passes: 5-0.

11,Set Public Hearing Date of May 11, 2010 and establish a Bid Date of May 5, 2010 for the Grimes Business Park Rise Improvements Division I-SE 11th and Hwy 141 Traffic Signals RM-3125 (608)-9D-77

Moved by Taper, Seconded by Evans; the Public Hearing date of May 11, 2010 the bid date of May 5, 2010 for the Grimes Business Park Rise Improvements Division I SE 11th and Hwy 141 Traffic Signals shall be approved.

Roll Call: Ayes: All Nays: None. Motion passes: 5-0.

12. Consideration to amend the 2010 E 1st Street Project to change from overhead power to Underground power for all adjacent residential or commercial structures.

City Engineer Gade advised that this project originally was to have the power lines left overhead to the homes along the project area Hwy 44. Gade stated that it was estimated for the power lines to be place underground to the 26 private residential homes would be a cost of approximately \$75-\$100,000. He advised that originally it was thought that a new service would have to be put in to the residence but has since found that only a new meter socket would need to be installed. The City decided to check with three private contractors to see what the costs would be to place power lines under ground to each home and those quotes came in from \$50,000 to 62,000. Gade stated that they also met with Mid American and they stated that they would provide a deduction of \$7,000 if the lines were put in underground as this would alleviate issues with electric poles. Gade asked the Council if they wanted to take the low bid of \$50,000 and the deduction from Mid American of \$7,000 and add to the project \$43,000 for the cost of placing underground power to all 26 residents. Council Member Shatava was in favor of the addition. Mayor Armstrong asked if there was any one in the audience who wished to address the Council on this matter. Chuck Johnston, 621 E 1st Street, Grimes, Iowa, addressed the Council. He stated that he was in favor of the underground power. He advised that if might be necessary to cut down a tree in order to keep his power above ground. Council Member Evans asked if underground power lines would affect any trees and she was advised that it would not cause any potential harm. Council Member Tapper asked if there would have to be any additional inspection done inside the houses as part of this project and Public Works Director McAreavy advised there would not be any additional inspections required. Mayor Armstrong stated since the bids have not come in on the Hwy 44 project he would like to wait until next week to make a decision on this issue.

Moved by Evans, Seconded by Patterson; a change in the 2010 E 1st Street Project's power from overhead power to underground power for all adjacent residential or commercial structures if the Hwy 44 Project bid comes in with this amount added within the budgeted amount ,this addition shall be approved.

Roll Call: Ayes: All Nays: None. Motion passes: 5-0.

13. Request from Park & Rec to proceed with Phase I of the North Sports Complex in the amount of \$532,678 in total; \$50,000 from water and \$482,678 from TIF funds from 2010 and 2011 fiscal years

City Engineer Gade was asked by the Park and Recreation Board to come with a plan for \$200,000 for the North Sports Complex. Gade stated that his is a bare minimum plan for the North Sports Complex. This plan would prepare the site with all the grading and seeding and bring in a main feeder line for irrigation. Gade stated this would also extend an 8 inch water line that would open up areas to the west of this site. This plan would not include any ag lime to establish the ball fields, access drives or parking. Gade stated that soil borings would be done to provide drainage information on the site. He stated that this plan would grade the property and seed it this fall. Council Member Evans asked if there would be designated fields for flag football and soccer. Council Member Evans was advised that Lions Park is currently being used for flag football. Council Member Evans asked where the concession stand and playground would be on this plan. Gade stated that the concession stand is part of this plan but there is no playground at this time. He went on to state that something would have to be taken out of this plan in order to accommodate a playground. Council Member Evans stated that she felt that a playground was important to have in a complex. Gade stated that sanitary sewer would not be a part of this phase. Moved by Shatava, Seconded by Altringer; to table this discussion for the workshop shall be approved.

Roll Call: Ayes: All Nays: None. Motion passes: 5-0.

G. Agreement for Cooperative Public Service between Polk County Iowa and City of Grimes for Animal Control July 1, 2010 – June 30, 2013.

Council Member Altringer stated that several years ago she had asked to look into other options for animal control. Council Member Evans asked if there were options for animal control and City Administrator Brown stated that she had not researched it. Council Member Altringer stated that she did not know our options but was not currently comfortable with the current process. Council Member Tapper stated that he would also like to see what other options were available. Moved by Tapper, Seconded by Altringer; to postpone the approval of this agreement and look in other options.

Roll Call: Ayes: All Nays: None. Motion passes: 5-0.

E. Public Forum

No one addressed the Council

COUNCIL DISCUSSIONS.

1. Mayor's Report

Mayor Armstrong had nothing new to report.

2. City Attorney's Report

City Attorney Tom Henderson advised that the Cyber Trust would be going to trial April 26, 2010 regarding the SE 19th Street Assessment unless there were further developments.

3. City Engineer's Report

City Engineer Gade advised that bids would be received by the IDOT on the Hwy 44 Project on April 20, 2010.

4. City Staff Report

Council Member Shatava asked if we were moving along regarding the Ordinance on Animals and Public Works Director McAreavy advised that he was working on it.

5. Old Business

Council Member Evans stated that she was happy to see that the flags are coming down on S 11th Street.

6. New Business

Council Member Tapper asked about having a future workshop on annexation.

7. Recess Open Session

Mayor Armstrong asked to recess open session at 7:11 p.m.

8 Workshop

The workshop of the Grimes City Council was called to order by Mayor Thomas Armstrong on Tuesday, March 23, 2010 at 7:35 P.M. at the Grimes City Hall.

Roll Call: Present: Evans, Shatava, Tapper, Patterson, Altringer

Moved by Evans, Seconded by Patterson that the workshop agenda shall be approved.

Roll Call: Ayes: All Nays: None. Motion passes: 5-0.

The City Council discussed the current CIP and possible funding mechanism for main street along with the status of an application or submittal of a new application. The Council also received a letter from the Business Impact Mitigation Committee regarding some possible recommendations during the Hwy 44 Project to assist business along this area. The Council discussed a request from DART for an amendment to the current agreement. City Administrator Brown asked the Council for ideas on the direction and update on the facilities committee.

Mayor Armstrong adjourned the workshop at 9:00 pm.

Reconvene Open Session

ADJOURNMENT

Moved by Altringer, Seconded by Shatava; there being no further business, the meeting is adjourned at 9:01 pm.

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor